

## **Requirements for Certificates of Compliance**

The Township of Montclair, using the Uniform Fire Code of the State of New Jersey, adopted an ordinance requiring Smoke/Carbon Monoxide Alarms and Portable Fire Extinguisher installation in all residential and mixed-use (commercial/residential) facilities in a manner and location approved by the Uniform Fire Code.

An application for inspection must be filed prior to the sale of an applicable property, or prior to new tenants occupying a rental space. No sale or change of tenancy shall occur without first meeting the requirements established below, else be subject to fines.

### **Smoke and Carbon Monoxide Alarms**

#### **General**

The alarms are not required to be interconnected, nor required for crawl spaces and unfinished attics.

#### **Requirements**

Smoke Alarms:

- Smoke alarms (either powered by A/C only or A/C with battery backup) that were installed as part of the original construction or rehabilitation project shall not be replaced with battery-only powered smoke alarms.
- A certified letter/report from either a licensed electrician or licensed alarm technician must be provided with the application stating the smoke alarms have been tested, are functioning properly.
- In locations where battery-only powered single station smoke alarms are used, they must be a ten-year sealed battery type, and shall be listed in accordance with ANSI/UL 217.

Carbon Monoxide Alarms:

- Shall be installed and maintained in all dwelling units, except in buildings that do not contain a fuel-burning device or have an attached garage.
- Shall be battery-operated, hard-wired or of a plug-in type,
- Shall be listed and labeled in accordance with UL-2034 and shall not be past the expiration noted on the back of the alarm.

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### **Placement of Alarms**

All alarms are to be installed according to the manufacturer's specifications.

#### Smoke Alarms:

- A smoke alarm shall be placed on the ceiling at the bottom of each stair level. Additionally, a smoke alarm shall be centrally located no more than 10ft from outside each bedroom door and centrally located in an open finished attic.
- For a two family, common stairwells require additional smoke alarms to be located at the highest level.
- Three or more family dwellings require smoke alarms to be hard-wired in the common areas. Applicants of three or more dwelling units must provide a copy of the NJ State Bureau of Housing Registration and the last State inspection report on the day of inspection.

#### Carbon Monoxide Alarms:

- A carbon monoxide alarm shall be centrally located no more than 10ft from outside each bedroom door.

## **Portable Fire Extinguisher**

### **General**

Portable fire extinguishers are required for one and two-family dwellings.

### **Requirements**

- Shall be readily accessible and not obstructed from view.
- Shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher.
- Shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds.
- The owner's manual or written operation instructions shall be provided during inspection and left for the new occupant.

### **Placement**

- Shall be within 10 feet of the kitchen and located in the path of egress.
- Shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible.
- The top of the extinguisher shall not be more than five feet above the floor.